

Exhibit I



City of Greenfield

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December 27, 2006

Kate McKenna, Executive Director
Monterey Local Agency Formation Commission
P.O. Box 1369
Salinas, CA 93902
FAX 831-754-5831

Dear Kate,

When we met on the December 18 regarding the City of Greenfield's pending sphere of influence amendment application, you pointed out some ambiguities under the City's General Plan and Zoning Ordinance that could lead to inefficient development in the City. In response to these comments, the City Council on December 19 directed the City staff to prepare and present to the City Council and Planning Commission amendments to the Zoning Ordinance, and if necessary the General Plan, that clarify that:

1. Residential uses in the Artisan Agricultural and Visitor Serving designation are accessory (or secondary) uses and not primary uses.
2. The minimum density in the Medium Density Residential designation is 7 residential units per acre rather than 1 residential unit per acre.

Please let me know if you have any questions.

Yours truly,

Anna Vega, City Manager
City of Greenfield

McCue, Thomas A. 754-2579

From: Tad Stearn [TStearn@pacificmunicipal.com]
Sent: Tuesday, January 02, 2007 9:13 AM
To: McCue, Thomas A. 754-2579
Cc: April Wooden; Mark McClain
Subject: Greenfield Zoning and GP language

Thom,

Please find attached two items that the City of Greenfield will be considering at their January 8, 2007 Planning Commission meeting. The documents are proposed amendments to the city's zoning code and general plan that address LAFCO's concerns, as expressed at our recent meeting, regarding the AAVS designation and the potential for residential development within that zone. The code language will now clearly state that residential use within AAVS is an accessory use. The language has also modified the residential density ranges to ensure that lower density development does not occur within higher density zones.

These changes to the City's documents, moving through the approval process now, should address LAFCO concerns and demonstrate the City's willingness to work with LAFCO toward approval of the proposed SOI boundary.

The City requests that LAFCO staff acknowledge these amendments within the forthcoming staff report and/or in the staff presentation on January 8.

Please call if you have any questions.

Tad Stearn

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minimum of 2 dwelling unit and a maximum of 7 dwelling units per acre, with a minimum parcel size of 6,000 square feet. However, developments at the same overall density but utilizing TND principles in site design may use smaller lots to achieve a walkable scale, while preserving areas for open space, recreational facilities, and other amenities.

Medium Density Residential

The purpose of the Medium Density Residential Land Use Designation is to accommodate moderate residential development at more units per acre than low density allows, but at less than high density. This designation allows for a minimum of 5 dwelling unit and a maximum of 15 dwelling units per acre, with a minimum parcel size of 2,900 square feet. This designation works well for residential development based on TND principles. Attached single-family residences, duplexes, and row houses are permitted in this designation.

High Density Residential

The purpose of the High Density Residential Land Use Designation is to provide residential units, most of which will be rental units, at a density greater than the Medium Density standard. This designation allows for apartment-style buildings and condominiums. This designation allows a minimum of 12 dwelling units and a maximum of 21 dwelling units per gross acre.

Appropriate primary land uses include attached multiple-family residences and accessory structures normally auxiliary to the primary uses.

Mixed Use Overlay

The purpose of the Mixed Use Overlay is to provide an opportunity for the development of residential units in conjunction with a

~~different underlying land use designation.~~ Areas designated Downtown Commercial, and Professional Office are also designated with the Mixed Use overlay. Areas designated neighborhood Commercial and Highway Commercial would be considered for the addition of the Mixed Use overlay on a case by case basis.

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The combination of residential use with the commercial and professional office designations can result in several positive impacts on the community. It creates housing opportunities without reducing available land for commercial and professional office development, it allows people to live and work in the same area, and the presence of people in the ~~downtown area 24-hours a day results in~~ increased vitality in the center of the community.

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Residential uses are permitted on the second and third stories of structures and parking for residents must be provided. One (1) residential unit for each 3,000 square feet of commercial or office space is permitted.

Commercial Uses

The provision of commercial land use designations is critical for the long-term economic success of Greenfield. Thoughtful placement of commercial uses will allow convenient access by the community and will ~~ensure compatibility with adjacent uses.~~ Establishing an appropriate balance between commercial and other uses in the community is important.

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The City encourages further commercial development, including neighborhood commercial centers, regional shopping opportunities, highway commercial businesses, and visitor-serving uses, while protecting the economic stability of local businesses. In addition, placement of future commercial development should avoid

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visual amenities that are not required for uses designed to serve more local needs. The purpose of the gateway overlay is to require the provision of attractive signage, additional landscaping, and greater attention to building design. The gateway overlay is intended to accomplish these purposes.

Artisan Agriculture and Visitor Serving

The purpose of the Artisan Agriculture and Visitor Serving designation is to allow small-scale agricultural activities such as vineyards, orchards, artisan crops (such as herbs, specialty lettuces, and flowers, etc.); while simultaneously accommodating visitor-serving uses. These uses include bed and breakfast establishments; hotels, motels, or inns of not more than 12 rooms; tasting rooms for wine and other agricultural products; cafes and other small-scale dining facilities, retail facilities featuring visitor-serving items such as agriculture-related products.

Primary land uses would include small-scale agricultural activities, equestrian facilities and other recreational uses; kennels and hatcheries, and visitor-serving uses, including overnight accommodations, retail sales, and tasting rooms. Residential use within the AAVS designation is restricted and conditional. Residential use is considered an accessory, or secondary, use.

Minimum parcel size is five (5) acres. Site coverage (total coverage including buildings and paved areas) is limited to 5% of the total parcel. Maximum building height is 2 stories not to exceed 30 feet.

Professional Office

The Professional Office designation is intended to provide space for medical facilities, business uses, and professional offices. Among the uses anticipated are medical facilities, including offices and labs, professional offices such as law firms,

insurance, and real estate, administrative offices, corporate offices, and research and development facilities. Development in this designation is characterized by attractive, landscaped sites with shared parking areas. Complimentary retail and commercial uses may be allowed only as secondary uses in office complexes.

A Mixed-Use overlay is also included for this designation. Residential units, either owner-occupied or rental, may be located on the second story of professional office buildings. Standards for site design, exterior appearance, landscaping, and parking will be adopted.

Industrial Uses

The industrial land use designations of the General Planning Area consist of Light Industrial and Heavy Industrial. Greenfield does not accommodate all Heavy Industrial uses. Typical light industrial uses would include warehousing, construction support facilities, fabrication and assembly, and similar uses. Typical heavy industrial uses would include processing of agricultural products, major wineries, and agricultural support facilities.

Other industrial uses would be appropriate pending discretionary review and application of performance standards to determine compatibility. Industrial land use designations require consideration of environmental and land use compatibility criteria to optimize location. Among these considerations are truck or rail access, buffering from incompatible uses, and environmental impacts such as noise, odor, or vibration.

Light Industrial

The Light Industrial designation allows for uses such as processing, packaging, machining, repair, fabricating, distribution, warehousing and storage, research and

precision fabrication, and similar businesses.

By creating a location for business attraction, the City hopes to generate needed job creation opportunities in the community. In addition, the guidelines associated with this overlay will result in a more attractive entrance to the City's downtown area.

Mixed-Use Planning Areas

Downtown Mixed-Use

The Downtown Mixed-Use Planning Area encompasses the area from mid-block between Pine Avenue and Cherry Avenue south to Elm Avenue along both sides of El Camino Real. The underlying General Plan designations are Downtown Commercial and Professional Office. The Mixed-Use overlay is intended to encourage the development of residential units on upper floors.

The City supports an intensification of both commercial and residential uses within the Downtown Mixed-Use Area. Projects that combine residential and commercial uses have the advantage of presenting street level shopping and services, while increasing the general activity in the downtown through upstairs residences.

Design guidelines for the downtown have already been adopted. Other mixed-use development requirements will be adopted when the zoning ordinance is updated.

St. Charles Place Mixed-Use

The St. Charles Place development is located on the southern end of the City, between El Camino Real and Highway 101. The site is bounded by Espinosa Road to the south and Elm Street to the north.

The proposed development includes a mix of apartments and higher density residential

units as well as space for commercial uses fronting El Camino Real and other key locations. The purpose of providing mixed-use development is to create an opportunity for affordable housing, combined with appropriate business and commercial uses, in an integrated neighborhood.

As part of the St. Charles Place development, design guidelines and other requirements have been imposed on both the site plan and construction. These guidelines address exterior appearance, landscaping, signage, and other criteria. The Land Use designation for this part of the St. Charles Place development, located along El Camino Real, is downtown commercial. The area just south of Elm Street is designated with a "mixed-use" overlay. A "Gateway" overlay is designated on property immediately south of this area, along El Camino Real at the southern entrance to the City.

Artisan Agriculture/Visitor Serving

As described previously, an area on the north side of the City is designated as Artisan Agriculture/Visitor Serving. This designation, with a 5-acre minimum parcel size, encourages and protects small-scale farming as the primary land use. However, compatible visitor serving uses such as boutique wineries, tasting rooms, lodging, cafes, and recreational facilities are also permitted.

Residential units may also be conditionally permitted in this designation. Specific criteria for AA/VS residential units will be included in the update of the zoning ordinance following the adoption of the City's General Plan update. Generally, a unit for an owner, manager, or caretaker is conditionally permitted. Units that provide space for home-based services and businesses are also encouraged. The purpose of these live/work units is to encourage small-scale business

Table 17.24-1
Zoning Districts

Zoning District Symbol	Zoning District Name	General Plan Land Use Designation Implemented by Zoning District
Agricultural Zoning Districts		
A-V	Artisan Agricultural/ Visitor Serving	Artisan Agricultural/Visitor Serving
Residential Zoning Districts		
R-E	Residential Estate (1 to 2 du/acre)	Residential Estate
R-L	Single Family Residential (2 to 7 du/acre)	Single Family Residential
R-M	Multiple Family Residential (5 to 15 du/acre)	Low Density Residential, Medium Density Residential, and Mixed-use Overlay
R-H	High Density Multifamily Residential (12 to 21 du/ac)	High Density Residential
Commercial Zoning Districts		
C-N	Neighborhood Commercial	Neighborhood Commercial Center, Mixed-use Overlay
C-R	Retail Business	Downtown Commercial, Mixed-use Overlay and Professional Office Overlay
C-G	General Commercial	Highway Commercial, Mixed-use Overlay, Professional Office Overlay, Regional Commercial Center Overlay
C-H	Highway Commercial	Highway Commercial, Regional Commercial Center Overlay
Office Zoning Districts		
P-O	Professional Office	Professional Office, Mixed Use Overlay
Industrial Zoning Districts		
I-L	Light Industrial	Light Industrial
I-H	Heavy Industrial	Heavy Industrial
Public Zoning Districts		
O-S	Open Space	Recreation and Open Space, Artisan Agricultural and Visitor Serving
P-QP	Public and Quasi Public	Public and Quasi Public, Recreation and Open Space
Overlay Districts		
MUO	Mixed Use Overlay	Mixed Use Overlay, Professional Office, Downtown Commercial, Artisan Agricultural and Visitor Serving
GWO	Gateway Overlay	Artisan Agricultural and Visitor Serving, Downtown Commercial, Highway Commercial
IPO	Industrial Park Overlay	Industrial Park Overlay, Light Industrial
CRO	Regional Commercial Overlay	Regional Commercial Overlay, Highway Commercial

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17.24.030 Zoning District Boundaries

If there is uncertainty about the location of any Zoning District boundary shown on the official Zoning Map, the precise location of the boundary shall be determined by the Director.

- 1) Where a Zoning District's boundaries approximately follow lot, alley or street lines, such lot lines and street and alley centerlines shall be construed as the District boundaries;

17.28 Artisan Agricultural and Visitor Serving Zoning District**Sections:**

- 17.28.010 Purpose
- 17.28.020 Characteristics of the Districts
- 17.28.030 Allowed Uses and Permit Requirements
- 17.28.040 Development Standards

17.28.010 Purpose

The purpose of the Artisan Agricultural and Visitor Serving (A-V) Zoning District is to allow small-scale farming and associated visitor serving uses such as boutique agricultural uses, wineries, tasting rooms, boutique lodging, cafes, and recreation facilities.

17.28.020 Characteristics of the District

The A-V District is applied to areas of the City used for viable agricultural use and allows small scale agricultural activities such as vineyards, orchards, artisan crops (such as herbs, specialty lettuces, and flowers, etc.); while simultaneously accommodating visitor serving uses including bed and breakfast establishments, hotels, motels, or inns of not more than 12 rooms, tasting rooms for wine and other agricultural products, cafes and other small scale dining facilities, retail facilities featuring visitor serving items such as agriculture related products. The A-V District implements the Artisan Agricultural and Visitor Serving General Plan land use designation. The minimum parcel size is 5 acres and site coverage including buildings and paved areas is limited to 5% of the total parcel.

17.28.030 Allowed Uses and Permit Requirements

The table below identifies allowed uses for the A-V District subject to compliance with Section 17.26 (Allowable Land Uses) and all other provisions of this Title.

Table 17.28-1
Allowed Uses and Permit Requirements
for Artisan Agricultural and Visitor Serving Zoning District

Land Use	Permit Requirements	Specific Use Regulations
CUP: Conditional Use Permit Required	P: Use Permitted	N: Not Permitted
Residential Use Listings		
Adult Day Care Home	N	Section 17.88
Bed and Breakfast Inn	CUP	
Dwelling, Second Unit	CUP	Section 17.90
Dwelling, Single-Family	CUP	
Employee Housing	CUP	
Family Day Care Home, Small	N	
Family Day Care Home, Large	N	Section 17.88
Group Residential	N	Section 17.88
Guest House	CUP	
Home Occupations	P	Section 17.82
Mobile Home/Manufactured Home	CUP	
Residential Care Home	P	Section 17.88
Agriculture, Resource, and Open Space Use Listings		
Animal Keeping	P	

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Land Use	Permit Requirements	Specific Use Regulations
CUP: Conditional Use Permit Required	P: Use Permitted	N: Not Permitted
Animal Husbandry	P	
Crop Production	P	
Equestrian Facilities-Hobby	P	
Feed Lots	N	
Hog Farms	N	
Kennel, Hobby	P	
Resource Protection and Restoration	P	
Resource-Related Recreation	P	
Recreation, Education, and Public Assembly Use Listings		
Cemeteries, Mausoleums	N	
Community Garden	P	
Golf Courses/Country Clubs	N	
Parks and playgrounds	P	
Public Safety Facilities	P	
Religious Institutions	N	
School – Private	N	
School – Public	N	
Schools – Special/Studios	CUP	
Utility, Transportation, and Communication Use Listings		
Bus and Transit Shelters	P	
Park and Ride Facilities	CUP	
Telecommunication Facilities	CUP	Section 17.94
Utility Facility	CUP	
Utility Infrastructure	CUP	
Retail, Service, and Office Listings		
Animal Sales/Grooming	CUP	
Garden Center/Plant Nursery	CUP	
Equestrian Facilities-, Commercial	N	
Kennel, Commercial	N	
Neighborhood Market	N	
Offices – Accessory to Primary Use ¹	CUP	
Residential Care Facilities	CUP	Section 17.88
Veterinary Facilities	N	
Industry, Manufacturing, and Processing Use Listings		
Agricultural Products Processing	P	
Wineries, distilleries	N	

Notes:

1. Offices without retail sales are permitted.
2. The A-V District is not a residential zone. All residential uses within the A-V zone are conditional, and are considered accessory (secondary) to the permitted uses as identified within this Section.

17.28.040 Development Standards

The development standards listed below are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for A-V development. The designated Approving Authority will review any relevant development applications against these standards to determine compliance with applicable Zoning regulations.

Table 17.28-2
Artisan Agricultural and Visitor Serving Zoning Districts Development Standards

Development Standard	A-V
Minimum Lot Area	5 acres
Maximum Lot Coverage	5 percent of parcel (involving buildings and paved area)
Maximum Density	1 du/parcel (as accessory use)
Setbacks¹	
Front	30 ft.
Sides, Interior Lot	10 ft.
Street Side, Corner Lot	15 ft.
Rear	25 ft.
Minimum Lot Dimensions)	
Width/Frontage	200 ft.
Depth	100 ft.
Height Limit	
Primary Structures	35 ft.
Accessory	16 ft. ²
Accessory Structures	Refer to Article IV Section 17.46
Landscaping	Refer to Article IV Section 17.54
Lighting	Refer to Article IV Section 17.56
Parking	Refer to Article IV Section 17.58
Performance Standards	Refer to Article IV Section 17.60
Signs	Refer to Article IV Section 17.62

Notes:

1. Flag and panhandle lots will be reviewed on a case-by-case basis.
2. Water tanks, silos, graineries, barns, and similar structures or necessary mechanical appurtenances may be a maximum height of 65 feet.

17.30 Residential Zoning Districts

Sections:

- 17.30.010 Purpose
- 17.30.020 Characteristics of the Districts
- 17.30.030 Allowed Uses and Permit Requirements
- 17.30.040 Development Standards

17.30.010 Purpose

There are four residential Zoning District categories to implement the General Plan residential land use designations as listed below.

- Residential Estate Zoning District (R-E)
- Single Family Residential Zoning District (R-L)
- Multiple Family Residential Zoning Districts (R-M)
- High Density Residential Zoning Districts (R-H)

General discussions of each residential Zoning District are provided in Section 17.30.020 (Characteristics of the Districts).

17.30.020 Characteristics of the Districts

The following descriptions of each Zoning District identify the characteristic uses, intensity of uses, and level of development intended for that District. Refer to the development regulations for specific standards applicable to each residential District.

Residential Estate District (R-E). The Residential Estate Zoning District designation is applied to areas of the City intended to accommodate very low-density single-family residential uses in a semi-rural setting. The District implements the Residential Estate General Plan land use designation. Residential densities shall be in within the range of 1.0 to 2.0 dwelling units per acre with a minimum parcel size of 15,000 square feet. Property with this designation should serve as a transitional residential District between open space or agricultural uses and standard single-family neighborhoods.

Single Family Residential (R-L). The Single Family Residential Zoning District designations are applied to areas of the City intended to accommodate low-density single-family residential neighborhoods. Typical development includes detached (and in some cases attached) single-family homes. Permitted uses include single-family homes, second units, and compatible neighborhood support facilities. This District implements the Single Family Residential General Plan land use designation with an allowed density range of 2.0 to 7.0 dwelling units per acre with a minimum parcel size of 6,000 square feet. Property with this designation should be located near other residential properties, schools, parks/open space, and neighborhood commercial services with low-impact office and light industrial uses nearby. This District may include detached and attached housing types, as well as cluster developments. Building heights in this District are typically one and two stories. Development standards allow for a variety of housing types.

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Multiple Family Residential (R-M). The Multiple Family Residential Zoning District is intended to accommodate higher-density single-family and lower-density multi-family residential neighborhoods. This District accommodates a variety of housing types with a density range between 5.0 and 15.0 dwelling units per acre. Detached and attached single-family homes, duplexes, townhomes, condominiums, row houses, and garden

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apartments are permitted. Development standards for this District allows significant design flexibility to encourage a broad range of housing types and are intended to ensure compatibility and connectivity with surrounding neighborhoods and uses. Residential structures are typically one and two stories in height (three stories in some cases) with greater lot coverage than the low-density single-family residential districts. The R-3 District should serve as a transitional residential District between lower-density single-family neighborhoods and high-density residential districts, office buildings, commercial uses, or light industrial uses. R-3 sites should be located near arterial or collector roads. This District implements the Medium Density Residential General Plan land use designation.

High Density Infill (R-H). The High Density Infill Zoning District designation is applied to areas of the City intended to accommodate higher density multi-family development such as apartments and condominiums. This designation may also include high-density single-family development types such as townhomes and other attached housing types. High density detached homes may be considered in the R-H designation. This District implements the High Density Residential General Plan land use designation. Residential densities shall be in the range of ~~12.0 to 21.0 dwelling units per acre. Property with this~~ designation should be located near other multi-family sites, office, commercial uses, or light industrial areas. Additionally, multi-family residential sites should be located along thoroughfare, arterial, or collector roads or near existing or planned public transit stops. Standards for these districts promote attractive residential development that is compatible with surrounding neighborhoods, while at the same time carefully regulating uses to assure compatible development that limit impacts on surrounding uses. The R-H District is intended for high-density attached single-family homes, such as townhomes or row houses, as well as medium density multi-family development that includes apartments and condominiums up to a maximum density of 20.0 dwelling units per acre. Detached single family homes may be considered on a case by case basis with a conditional use permit request. Development is typically two stories in height (three-stories in some cases) with greater lot coverage than the medium density residential districts. The City encourages the location of R-H sites near commercial or office centers or near light industrial uses or other centers of employment.

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17.30.030 Allowed Uses and Permit Requirements

The table below identifies allowed uses for all residential Zoning districts subject to compliance with Section 17.26 (Allowable Land Uses) and all other provisions of this Title. Descriptions of many land use listings can be found in Article VI, Definitions. Note: The far right column in the table ("Specific Use Regulations") includes the section number(s) for regulations that apply to the particular use listed, in addition to the other general standards of this Zoning Code.

Table 17.30-2B
Single Family Residential Zoning Districts Development Standards

Development Standard	Standard
Minimum Lot Area ¹	6,000 sq. ft.
Maximum Density	2 to 7 du/ac
Maximum Lot Coverage	40%
Front Setbacks	
To garage door	30 ft.
To living area	15 ft.
To covered porch	10 ft.
Side Setbacks	
Street Side Setback	10 ft.
Interior Setback	5 ft.
Garage	0
Rear Setback²	
To living area	10 ft.
To detached garage/secondary dwelling unit	10 ft.
Lot Dimensions	
Width/Frontage	52 ft.
Corner Lot	62 ft.
Depth	85 ft.
Height Limit	
Primary Structures	35 ft.
Accessory	16 ft.
Accessory Structures ³	Refer to Article IV Section 17.46
Landscaping	Refer to Article IV Section 17.54
Lighting	Refer to Article IV Section 17.56
Parking	Refer to Article IV Section 17.58
Performance Standards	Refer to Article IV Section 17.60
Signs	Refer to Article IV Section 17.62

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Notes:

1. 20,000 sq. ft. minimum lot area for churches and other public uses.
2. 15 feet for two- and three-story buildings.
3. For secondary dwelling units see Section 17.90

Table 17.30-2C
Duplex and Multiple Residential Zoning Districts Development Standards

Development Standard	RM
Minimum Lot Area ¹	6,000 sq. ft.
Minimum Density	5 du/ac
Maximum Density ²	15 du/ac
Lot Coverage	60 percent
Setbacks	
Front	10 ft.
Rear - Single Story ³	10 ft.
Rear - Two Story ³	15 ft.
Street Side	10 ft.
Interior	5 ft.
Lot Dimensions	
Frontage	60 ft.
Depth	90 ft.
Open Space	300 sq. ft. per unit.
Height Limit	
Primary Structures	35 ft.
Accessory	16 ft.
Accessory Structures ⁵	Refer to Article IV Section 17.46
Landscaping	Refer to Article IV Section 17.54
Lighting	Refer to Article IV Section 17.56
Parking	Refer to Article IV Section 17.58
Performance Standards	Refer to Article IV Section 17.60
Signs	Refer to Article IV Section 17.62

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Notes:

1. 20,000 sq. ft. minimum lot area for churches and other public uses.
2. Density range may be exceeded by the Density Bonus provisions listed in Section 17.50 (Density Bonus and other Incentives).
3. For secondary dwelling units see Section 17.90

Table 17.30-2D
High Density Infill Zoning Districts Development Standards

Development Standard	Requirement
Minimum Lot Area ^{1,2}	No minimum ^{1,2}
Minimum Density	12 du/ac
Maximum Density ³	21 du/ac
Maximum Coverage	70%
Setbacks	
Front	15 ft.
Sides, Interior Lot ⁴	5 ft.
Street Side, Corner Lot	10 ft.
Rear ³	10 ft.
Open Space ⁵	300 sq. ft. per unit
Height	
Primary Structures	3 stories or 45 ft.
Accessory	16 ft.
Accessory Structures	Refer to Article IV Section 17.46
Landscaping	Refer to Article IV Section 17.54
Lighting	Refer to Article IV Section 17.56
Parking	Refer to Article IV Section 17.58
Performance Standards	Refer to Article IV Section 17.60
Signs	Refer to Article IV Section 17.62

Notes:

1. Determined in the Design Review Process.
2. 20,000 sq. ft. minimum lot area for churches and other public uses.
3. Density range may be exceeded by the Density Bonus provisions listed in Section 17.50 (Density Bonus and other Incentives).
4. The side and rear setback for all three or more story multi-family structures (or portions thereof) abutting any single family residential or open space District shall be 75 feet measured from the property line of the common boundary.
5. Open space includes all landscaped active and passive recreation areas, ~~hardscaped space~~, other outdoor amenities, and natural open space areas; however, it does not count as required park space.

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